



# City of Seattle Preliminary Assessment Report

January 07, 2010

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6218195	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	12/28/09
<b>Category</b>	SINGLE FAMILY / DUPLEX	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL +	<b>Permit Remarks</b>	
<b>Address</b>	2738 53rd Ave SW		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	RANDY MUNSON 1930 6TH AVE S SUITE 301 SEATTLE WA 98134 (206) 349-4551
<b>King County APN</b>	<a href="#">2940100040</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Construct new sfr	<b>Applicant Email</b>	<a href="mailto:randy.munson@comcast.net">randy.munson@comcast.net</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## PASV Report

**Contact:** Roger E Moore, (206) 733-9039, [Roger.Moore@seattle.gov](mailto:Roger.Moore@seattle.gov)

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

### Earth Disturbance

Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include detailed cross-sections.

In addition, provide detailed cross-sections for: Retaining wall and stairs at southwest corner of proposed house.

Provide geo-technical engineer's verification that temporary cut slopes can stand at greater than 1h:1v, or if shoring is required, provide submittals by geotechnical and structural engineers and show shoring system on drawings. If excavation encroaches on adjacent property, provide documentation of consent from property owner.

Show all retaining walls/rockeries: Indicate all proposed rockeries and/or retaining walls and indicate the exposed height of each.

### Existing ROW Conditions

#### 53RD AVE SW

Street conditions:

Concrete paving

Visible pavement width is: 24 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

### Potential Impacts to Seattle Parks Property

No parks property in vicinity

### Tree Protection

Existing trees appear to be shown accurately on the site plan

### Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines: Toe of slope along 53rd Ave SW. A collection system may be required to hold storm water if run-off is turbid to any degree.

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

## Inspectors Notes

- 1) Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity. 2) Leave as much vegetation of hillside as possible to mitigate volume of run-off.

## Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street/Alley Requirements 53RD AVE SW

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). Underground electrical services are in the right-of-way along 53rd Ave SW adjacent to the site.

### Other Requirements

- Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Kathy Penman, 206-386-4276, [kathy.penman@seattle.gov](mailto:kathy.penman@seattle.gov)

## DPD Drainage Requirements

**Contact:** Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 53rd Ave SW

Sanitary sewer main size: 8 inch

Storm drainage main location: SW Stevens St

Storm drainage main size: 8 inch

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Weep hole.

### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

All single-family residential projects shall implement green stormwater infrastructure (GSI) to the maximum extent feasible per SMC 22.805.030. Refer to CAMs 530-537 - Green Stormwater Infrastructure on Private Property. Refer to Director's Rule 19-2009 - Green Stormwater Infrastructure - Requirements for All Projects.

Submit a Standard Drainage Control Plan for Single Family Projects that includes a GSI Calculator per DR 19-2009.

## Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Existing side sewer lateral.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

## Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Onsite (infiltration).

## DPD Land Use Code Requirements

**Contact:** Lawrence L Falk, (206) 684-0471, [larry.falk@seattle.gov](mailto:larry.falk@seattle.gov)

## Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### 53RD AVE SW

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at [http://www.seattle.gov/dpd/static/Covenant\\_Consenting\\_LID\\_LatestReleased\\_DPDS\\_006060.pdf](http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf)

## SDOT Requirements

**Contact:** Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SPU Requirements

**Contact:** Kim Serwold, (206) 733-9340, [kim.serwold@seattle.gov](mailto:kim.serwold@seattle.gov)

### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 501. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

## Water Availability

**Contact:** Joel R Lehn, (206) 615-0726, [joel.lehn@seattle.gov](mailto:joel.lehn@seattle.gov)

Your water availability assessment has been approved.

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License.

Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

### **Applicant Next Steps**

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.